



# Dawsons

estate agents



## 42 Altamar Kings Road, Swansea, SA1 8PP

- MODERN FIRST FLOOR APARTMENT WITH WATER VIEWS
- DOUBLE BEDROOM WITH FITTED WARDROBES
- OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE WITH WATER VIEWS
- LIFT ACCESS
- SITUATED CLOSE TO SWANSEA CITY CENTRE AND LOCAL AMENITIES



**£119,995**

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG  
T: 01792 653100 | F: 01792 653111  
sa1sales@dawsonsproperty.co.uk



## FIRST FLOOR

Lift access

## HALLWAY

Skimmed ceiling with two ceiling lights. Wall mounted electric heater. Video entry system. Hardwood door to storage cupboard housing hot water tank, electric consumer unit and ceiling light.

## LOUNGE 13'07 x 10'01 (4.14m x 3.07m)

Double-glazed windows with river views. Skimmed ceiling with recessed down-lights. Wall mounted electric heater. TV and telephone points.

Open to;

## KITCHEN 10'05 x 9'07 (3.18m x 2.92m)

A range of wood effect wall, base and drawer units with complimentary worktop with tiled splash back above. Skimmed ceiling with recessed down-lights. Stainless steel sink and drainer with mixer tap. Four ring electric hob with stainless steel extractor hood. Stainless steel oven and grill. Integrated fridge/freezer. Integrated washer/dryer. .

## BEDROOM 10'05 x 9'07 (3.18m x 2.92m)

Double-glazed floor to ceiling window with river views. Skimmed ceiling with recessed down-lights. Wall mounted electric heater. Fitted wardrobe. Telephone point.

## SHOWER ROOM

White suite comprising low level W.C., wash hand basin encased in vanity unit with tiling above and corner shower with sliding door and full height tiling. Skimmed ceiling with recessed down-lights. Heated towel rail. Wall mounted mirror. Shaver point.

## DIRECTIONS

From our showroom head back towards Oystermouth Road. At traffic lights turn right. When you come to the next set of traffic lights, go straight across passing Tesco's on your left. Continue straight, passing the LC2 on you right. Bear left as you pass Sainsburys on your right and Toys R Us on your left. Follow signs for the Docks, crossing over the bridge and entering SA1. As you enter SA1, follow the roundabout around taking the second turning off, passing the J Sheds on your left and then the next block is Altamar.

**TENURE:** Leasehold

Lease Term: 125 Years from 2004

Service Charge: £696.17 approx half yearly

Ground Rent: £128.18 per half year

**COUNCIL TAX:** D

**EPC RATING:** B

**VIEWING:** STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 653100

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

